

MOTION BY SUPERVISOR SHEILA KUEHL

June 16, 2015

EXTENSION OF LEASE FOR SAN FERNANDO LIBRARY

In June 2000, the County of Los Angeles (County) executed a twenty-year lease with Library Plaza Partners, LLC for the property at 217 N. Maclay Avenue in the City of San Fernando to create the San Fernando Library (Library). The current landlord, Library Plaza Partners, LLC (Landlord), based on the ability to obtain New Market Tax Credit funding by June 15, 2015, has approached the County with an offer to expand the existing Library by approximately 1,600 square feet of meeting room space at no additional rent or tenant improvement costs to the County. The expansion project will create a needed community meeting room to serve the residents of the City of San Fernando and provide a space for increased Library programming. The existing Library lease will be amended to include the addition of the adjacent meeting room space, increasing the Library square footage from 8,601 square feet to approximately 10,201 square feet, and extend the existing lease term to June 30, 2026, with no cancellation right, plus two additional five-year options to extend thereafter.

MOTION

SOLIS _____

RIDLEY-THOMAS _____

KUEHL _____

KNABE _____

ANTONOVICH _____

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed lease amendment is categorically exempt from the provisions of the CEQA pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines per Section 15301 of CEQA (Existing Facilities);
2. Find that the addition and construction of a community meeting room by the Landlord will serve a public purpose related to increased meeting space and library programming, which benefits the County and its residents;
3. Delegate authority to the Interim Chief Executive Officer, or her designee, to extend Lease No. 72841 with the Landlord through June 30, 2026, at no additional rent or improvement costs to County, plus two additional five-year options to renew upon Board approval, and execute an amendment reflecting these changes. The lease amendment and extension will be effective upon Board approval and substantial completion of the improvements for the community room space but in no event later than June 30, 2016. In addition, the County shall retain a right to terminate after June 30, 2026, with six (6) months written notice prior to each anniversary date thereafter until expiration of the extended term.